



Callington
PL17 7PP



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Guide £260,000

Callington is a small town with a thriving community and is situated in the heart of South East Cornwall. It has Infant & Junior Schools, along with a Community College a selection of shops, Post office, Cafes, Churches, Bus services, Town Hall & a number of recreational clubs and pursuits.

- **Set In A Cul De Sac Location**
- **3 Bedrooms & Bathroom**
- **Garage and Parking**
- **Gas CH & uPVC DG**
- **Gardens To 3 Sides**
- **In Need Of Updating**



Set within a peaceful residual location is where this bungalow can be found. There is a small entrance porch which gives access to the main entrance door. This leads into a spacious Hallway, where double doors provide access to twin full height storage cupboards, fitted with shelving. With 1 providing cloaks hanging space and the other housing the Gas central heating boiler. Internal doors provide access to all of the living accommodation. The Kitchen has a dual aspect outlook to the front and side elevation; it is in need of updating but at present is serviceable. Fitted with a range of base and wall units and space for appliances, washing machine, fridge freezer and cooker. There is a spacious Lounge/Dining room with dual front aspect overlooking the garden at the front. This room benefits from a natural stone feature fireplace incorporating recesses for appliances and twin radiators.

There are 3 bedrooms. Bedroom 3 is a Single room with French doors leading out onto the garden. Bedroom 2 is a double room having a rear aspect, looking out over the garden and has the benefit of full height built in wardrobes, with triple sliding doors. Bedroom 1 is the Master double bedroom, with built in wardrobes and a rear aspect outlook. It has ample room for additional bedroom furniture. The Bathroom has a side aspect outlook with a panelled bath, a modern vanity unit with wash hand basin and cupboard below, concealed WC and the room is part tiled. The property does benefit from uPVC double glazing and gas central heating.



OUTSIDE

To the front of the property is a generous garden with well stocked shrub borders. There is level access or alternatively there are a small number of steps leading down to the front entrance. There is a driveway offering parking for at least 2 vehicles. This leads to the Garage which has an Electric door and a rear aspect window over looking the garden. A pathway continues from the side of the garage to the side garden which has a decking area and a position for a Greenhouse. This area offers private seating and continues around to the rear. The rear enclosed garden is raised with a paved seating area and garden shed, being mainly laid to lawn and offering a degree of privacy.

Services: All main service are connected.

Council Tax: According to Cornwall Council the Tax Band is D



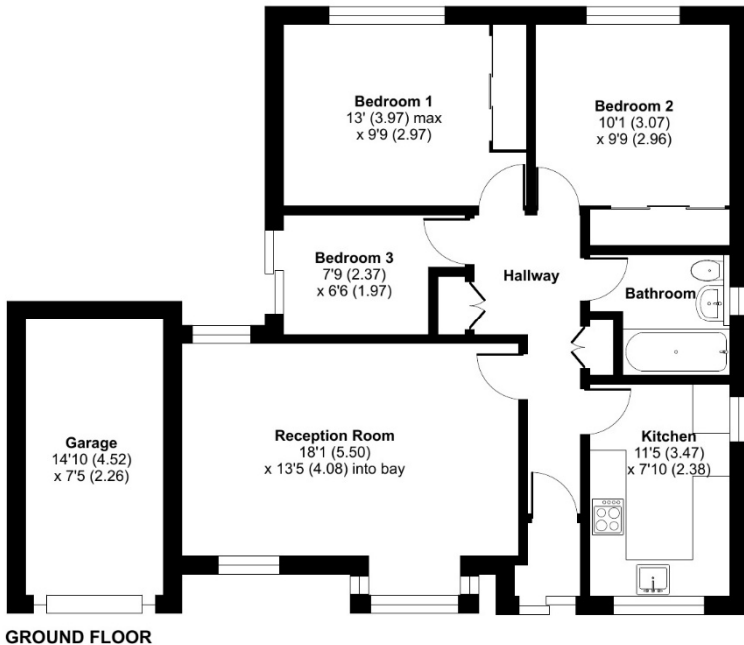
Callington, PL17

Approximate Area = 780 sq ft / 72.4 sq m

Garage = 110 sq ft / 10.2 sq m

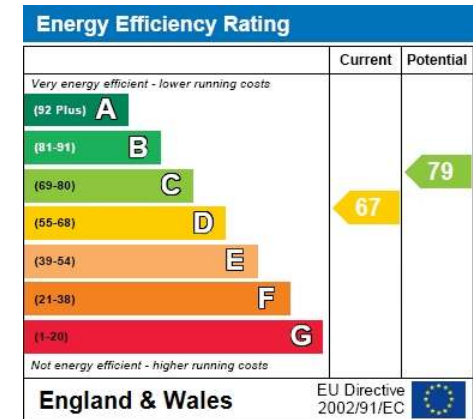
Total = 890 sq ft / 82.6 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Dawson Nott Ltd. REF: 1438383



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